



**SEALED BID SALE
SALE OF REAL ESTATE
SPOTSYLVANIA (Route 627), VIRGINIA**

Sealed bids will be accepted by the Virginia Department of Transportation (VDOT) in the office of the Regional Right of Way Manager located at 87 Deacon Road, Fredericksburg, Virginia 22405, until, but no later than, 10:00 a.m., January 20, 2010 for the following property:

The subject property is known as lot 3 of the Gordon Road Estates Subdivision. The 0.7055 acre lot is more commonly known as 10301 Gordon Road located in Spotsylvania County. The rectangular shaped lot has 110.98' of frontage and other lot dimensions of 281.17' (East property line) X 106.15' (Back property line) X 279.94' (West property line). The frontage is approximately 3 feet above road grade. The lot is open, clear, and grassed with a very gentle slope down to the rear. The site is improved with an entrance for access across the drainage ditch.

Bids must be submitted in the manner prescribed in the "Instruction to Bidders" available from VDOT, accompanied by a certified check, cashier's check or money order in the amount of 10% of the bid as a deposit. The successful bidder's deposit will be applied toward the purchase price. All others will be returned. Closing shall occur within 90 days after approval of sale. The value placed on this parcel is \$70,000.00.

Employees of VDOT, their immediate families or any person employed with the valuation and/or acquisition of this property are ineligible to bid. The right is reserved to reject any and all bids. The property is being sold "as is" with conveyance by deed without warranty. For further information and proposals, contact VDOT at the above address or call Brenda Knight at 540-899-4313.

All bids must be submitted on the Bid Proposal Form by the stated deadline for consideration.

BID PROPOSAL FORM SEALED BID SALE DATED JANUARY 20, 2010

D. Brian Costello
Regional Right of Way Manager
Virginia Department of Transportation
87 Deacon Road
Fredericksburg, Virginia 22405

The undersigned, as bidder, hereby declares that he/she has examined the Instruction to Bidders for Sealed Bid Sale, dated January 20, 2010 and that he/she has/has not inspected the property and agrees to accept it "as is" without warranty by the Seller as to its condition, value or usefulness for any purpose, except as may be specified in the Instruction to Bidders for Sealed Bid dated January 20, 2010.

The undersigned hereby agrees to purchase the property located in the County of Spotsylvania, Virginia, upon the terms and conditions stated in the Instruction to Bidders for Sealed Bid Sale, dated January 20, 2010 for the sum of \$_____.

A cashier's check, certified check or money order made payable to the ***TREASURER OF VIRGINIA, VIRGINIA DEPARTMENT OF TRANSPORTATION***, for the sum of \$_____, which is 10% of the above bid, is attached and will be applied to the purchase price if the undersigned is the successful bidder.

The undersigned further agrees, upon written acceptance of this bid and within the specified time, that he/she will pay the balance of the purchase price upon delivery of the deed. Should the successful bidder fail to pay the balance of the purchase price, the sale will be declared void by the Virginia Department of Transportation and the bid deposit will be forfeited and retained as liquidated damages and not as a penalty. The next highest bidder may be notified and offered the property.

Assignments of this form will not be permitted without the expressed written consent of the Virginia Department of Transportation.

By: _____
Title: _____
Firm (if applicable): _____
Address: _____
Telephone: _____
Date: _____

NOTE: Face of envelope must bear the words "SEALED BID SALE, dated January 20, 2010.

INSTRUCTIONS TO BIDDERS SEALED BID SALE DATED JANUARY 20, 2010

1. The Virginia Department of Transportation (VDOT) is authorized to sell certain lands that are not needed for VDOT's purposes. This property, located in the County of Spotsylvania, Virginia, fronts on Route 627, Gordon Road, and is known as "Parcel 060" on the attached plan sheet.
2. VDOT invites bids for the purchase of this property on the attached form. Bids will be accepted until 10:00 a.m., January 20, 2010
3. Bids shall be enclosed in two (2) envelopes (outer and inner) each of which shall be sealed and the inner envelope clearly labeled "Sealed Bid Sale, dated January 20, 2010 The outer envelope shall be addressed as follows:

D. Brian Costello (BRK)
Regional Right of Way Manager
Virginia Department of Transportation
87 Deacon Road
Fredericksburg, Virginia 22405

Sealed bids may be delivered to the above address by mail or any other method chosen by Bidder (Buyer) at Buyer's expense. The risk of late delivery or misdelivery shall be upon the Buyer. Buyers are invited to attend the bid opening.

4. A cashier's check, certified check or money order made payable to ***TREASURER OF VIRGINIA, VIRGINIA DEPARTMENT OF TRANSPORTATION***, in the amount equal to 10% of the bid must accompany all bids. This amount will be applied against the purchase price of the successful Buyer and will be refunded within ten (10) days to all other Buyers. In the event of default on the part of the Buyer, the bid deposit shall be forfeited and retained by VDOT as liquidated damages. No bid received after January 20, 2010 at 10:00 a.m. will be considered. No bid will be considered unless it is accompanied by the required deposit.
5. In the event identical acceptable high bids are received, a drawing will be held to determine the successful Buyer.
6. Acceptance of the bid and conveyance of the property is subject to the approval of the Commissioner of VDOT, or his designee.
7. The property is being sold "as is" with conveyance by quitclaim deed. Notification will be given the Buyer when the deed is ready for delivery and balance of payment is due.
8. It shall be responsibility of VDOT to have the deed properly recorded. It is the responsibility of the Buyer to pay recordation fees and taxes normally paid by a purchaser, as well as all other costs incurred by the Buyer in connection with the conveyance.
9. Bids must be signed and will be accepted only on the form provided. The Bid Form, along with the Instructions to Bidders, shall be construed to be the contract of sale with the successful Buyer. Failure to submit a bid on the attached form; the making of any modification, addition or amendment to the form or its conditions; or the submission of any terms or conditions other than those contained in the Invitation to Bid, shall be grounds for rejection of the bids. Bids must be for a fixed and certain sum of the lawful money of the United States of America. Any offer not for a fixed and certain sum of such money, including but not limited to any offer of goods, services, real property, securities, money of another nation, or any other thing, in whole or in part, shall invalidate the bid.

10. The right is reserved to reject any and all bids if, at the discretion of VDOT, they are found not to be in the best interest of the Commonwealth.
11. ALL INFORMATION RELATING TO THE PROPERTY IS PROVIDED TO THE BEST KNOWLEDGE AND BELIEF OF VDOT. HOWEVER, IT IS THE RESPONSIBILITY OF THE BUYER TO VERIFY ALL INFORMATION PROVIDED.

NOTE: The following documents are enclosed as part of this Request for Proposal:

Bid Proposal Form
Instructions to Bidders
Property Description
Fact Sheet
Plat/Plan Sheet(s) of Property

For further information, contact: Brenda R. Knight
Land Acquisition Specialist, Sr.
Virginia Department of Transportation
87 Deacon Road
Fredericksburg, Virginia 22405
Telephone: 540-899-4313
Brenda.Knight@VDOT.Virginia.gov

D. Brian Costello
Regional Right of Way Manager
Virginia Department of Transportation

SEALED BID SALE DATED JANUARY 20, 2010

PROPERTY DESCRIPTION

That certain parcel of land and improvements located in the County of Spotsylvania fronting on Route 627, Gordon Road, known as "Parcel 060" and containing 0.7055 acre, more or less; being a portion of the same real estate acquired by deed dated September 30, 1999, recorded in Deed Book 1751, Page 775, in the Circuit Court records of Spotsylvania, Virginia, and more specifically described as follows:

The subject property is known as lot 3 of the Gordon Road Estates Subdivision. The 0.7055 acre lot is more commonly known as 10301 Gordon Road located in Spotsylvania County. The rectangular shaped lot has 110.98' of frontage and other lot dimensions of 281.17' (East property line) X 106.15' (Back property line) X 279.94' (West property line). The frontage is approximately 3 feet above road grade. The lot is open, clear, and grassed with a very gentle slope down to the rear. The site is improved with an entrance for access across the drainage ditch.

FACT SHEET
SEALED BID DATED JANUARY 20, 2010

LOCATION:

The property is located approximately 4 miles south of the intersection of Route 3 in Spotsylvania County. The property is commonly known as 10301 Gordon Road in Gordon Road Estates Subdivision.

ACREAGE:

0.7055 acre, more or less

IMPROVEMENTS (if any):

None – all have been removed

DESCRIPTION:

That certain parcel of land located in County of Spotsylvania fronting Route 627, Gordon Road, known, numbered and designated as "Parcel 060", 0.7055 acre, 30,732 square feet, more or less

UTILITIES AVAILABLE:

Electric, Telephone, Water – Subject has approval for a 4 bedroom perk for an alternative system by M & M Soil. A copy of the septic certification provided by M & M Soil Consultants, Inc. may be obtained by contacting Brenda Knight at (540) 899-4313 or at Brenda.Knight@VDOT.Virginia.gov. The Spotsylvania County permit has not been obtained from the Health Department.

During construction of project 0627-088-164-501 the septic tank located on this parcel was crushed in place and the absorption lines and junction boxes are possibly still in place.

PARKING AVAILABLE:

On site parking

EASEMENTS AND ENCUMBRANCES:

Subject to easements of record. Also, purchaser will need to sign easements at closing for Dominion Virginia Power and Verizon.

ZONING:

RU which allows for residential development.

TAX MAP ID#:

None – formerly 33C-1-3

2" Pipe Reg'd.
(1) Entr. Rt. Conn.
2" Pipe Reg'd.
(1) Entr. Rt.
1" Pipe Reg'd.
(1) Entr. Rt.
14" width to be
constructed

- 7-12 24"-12" Pipe Reg'd.
(2' Cov.) Entr. Rt.
- 7-13 24"-15" Pipe Reg'd.
(1' Cov.) Entr. Lt.
- 7-14 30"-12" Pipe Reg'd.
(4' Cov.) Entr. Rt.

REVISED	DATE	STATE	FEDERAL AID	ROUTE	STATE	SHEET NO.
2-22-99	8-28-99	VA.		627	0627-088-164	7
9-23-99	4-28-99				C-501	
6-28-00	7-9-00					

DESIGN FEATURES RELATING TO CONSTRUCTION
OR TO REGULATION AND CONTROL OF TRAFFIC
MAY BE SUBJECT TO CHANGE AS DEEMED
NECESSARY BY THE DEPARTMENT.

